

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

February 24, 2014

The Wethersfield Zoning Board of Appeals held a public hearing on February 24, 2014 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Morris Borea
Eugene Ziurys, Jr
David Gustafson, Alternate
Robert Cobb, Alternate

ABSENT: Daniel Logan, Vice Chairman

Also Present: Fred Valente - Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on something other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

Application No. 6135-14 Douglas Lisella, seeking a variance to erect a two family dwelling on a lot in a single family zone adjacent to 306 Wells Road, South side, A Zone, (§3.2.A)

Douglas Lisella, 37 Belmont Street, Wethersfield, CT appeared before the Board seeking a variance to erect a two family dwelling in a single family zone. Mr. Lisella stated that he owns the three family home at 306 Wells Road. He stated that there is an approved building lot to the east of 306 Wells Road that he would like to build a two-family dwelling on, however this is zoned for single family only.

Mr. Lisella stated that technically there is no real hardship. He stated that he felt it may be harder to sell a single family home next to a three family home. He stated that he has a growing family with kids graduating college and figured this would be good affordable housing for them.

Mr. Lisella stated that he spoke to a few of the neighbors and no one had any issue with this. He stated that he received a letter from the neighbor across the street in favor of this application.

Mr. Lisella and Mr. Valente showed the Board members the location of the lot on the map provided.

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Commissioner Gustafson questioned if there were wetlands on this lot. Mr. Lisella stated that Close, Jensen and Miller did a survey and there are wetlands behind this property which is owned by the Town of Wethersfield.

Chairman Vaughan, Jr. questioned if there are other two families in the area. Mr. Lisella stated that heading west there is a two family on the same side of the road. Commissioner Vaughan, Jr. stated that there seems to be more two family homes in the Nott Street area. Commissioner Vaughan, Jr. confirmed that in 1991 this building lot was approved for a single family residence.

Commissioner Gustafson read into the record a letter dated February 19, 2014 from 311 Wells Road opposed to this application and signed by ALB and MSB. Commissioner Cobb questioned if 311 Wells Road would be directly across the street from 306 Wells Road. Mr. Lisella stated it would either be directly across or diagonal to 306 Wells Road.

Chairman Vaughan, Jr. confirmed that this is considered a corner lot. Mr. Valente stated that this is correct.

Chairman Vaughan, Jr. questioned if there would be any restrictions. Mr. Valente stated that he would have to meet all the setback requirements, and stated that he looked at a plot plan and a home would fit on the lot. Mr. Lisella stated that he would meet all the requirements and not need any variances.

Commissioner Gustafson confirmed that Mr. Lisella stated that building a single family next to a three family would be less desirable; he questioned how he would answer to other single family homeowners in the area. Mr. Lisella stated that he would make the two family a nice dwelling that would fit nicely in the neighborhood. He stated that his current three family has had renovations done, but he stated that it does stick out and putting a two family next to it would help.

Chairman Vaughan, Jr. explained that this Board has been allowed to break regulations; however there needs to be a hardship in order to approve, he stated that it is very hard to approve an application when no hardship is given.

Mr. Lisella stated that he has a hard time standing up here stating a hardship; however, he said that the State/Governments are trying to make more affordable housing options; putting in a two family home would do just that. Therefore, he stated if he had to state a hardship this would be it.

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Commissioner Gustafson questioned where the driveway would be located. Mr. Lisella stated that the current driveway is on the west side between the garage and the house. He stated that without a survey being done; his initial thoughts were that the new driveway would go between the existing and new structure.

There were no further questions from the Board.

There were no audience members who wished to speak in favor of this application.

The following audience member wished to speak in opposition to this application:

1. Ms. Carol Christensen, 394 Wells Road, Wethersfield, CT – She stated that she walks a lot in the area and the picture that this homeowner is painting of the three family home is not an accurate one. She stated that it is not a pretty site, there are no plantings, and there are always three cars parked there and a boat. She stated that the home is three different colors; she is concerned what the next property will look like.

Chairman Vaughan, Jr. explained that the application before them is not about the existing building, but about the empty building lot. Chairman Vaughan, Jr. questioned if she received a letter notifying her of the application. Ms. Christensen stated that she did not.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Vaughan, Jr.

Commissioner Gustafson, Acting Clerk

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ABSENT: Daniel Logan, Vice Chairman

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DECISIONS FROM PUBLIC HEARING

Board members discussed that without a hardship is it very hard to approve this application, and also the fact that a few neighbors are opposed to this application.

Application No. 6135-14 Douglas Lisella, seeking a variance to erect a two family dwelling on a lot in a single family zone adjacent to 306 Wells Road, South side, A Zone, (§3.2.A)

A motion was made by Commissioner Borea, seconded by Commissioner Gustafson and a poll of the Board it was unanimously voted that this application **BE DENIED**.

APPROVAL OF MINUTES

Upon motion made by Commissioner Gustafson, seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the minutes of November 25, 2013 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Gustafson, Acting Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Gustafson, Acting Clerk